

**MINUTES OF HISTORICAL ADVISORY BOARD  
REGULAR MEETING OF THURSDAY, SEPTEMBER 4, 2008  
COUNCIL CHAMBERS, CITY HALL  
2263 SANTA CLARA AVENUE – 7:00 PM**

CONVENE: 7:05

ROLL CALL:

PRESENT: Vice Chair Miller, Board Members Irons and Lynch

ABSENT: None

STAFF PRESENT: Jon Biggs, Planning Services Manager/Secretary to the Historical Advisory Board; Doug Garrison, Supervising Planner; Doug Vu, Planner III; Tony Ebster, Permit Technician I/Recording Secretary

MINUTES: None

AGENDA CHANGES AND DISCUSSIONS:

Board Member Irons suggested changing the order of the agenda to avoid making members of the public wait to hear the Bay Street item. The Board agreed to switch items.

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATION:

None

CONSENT ITEMS:

**(7-A.) Certificate of Approval – PLN08-0390 – 1356 Broadway.** The applicant requests a Certificate of Approval for the removal of one Coast live oak tree (*Quercus agrifolia*) located in the rear side yard of the property. The tree is promoting hazardous conditions due to its proximity to the house. The site is located within an R-4, Neighborhood Residential District. (DV)

Motion (Lynch)/Second (Irons) to approve the Certificate of Approval.

Ayes: 3; Noes: 0

Motion passes.

## REGULAR AGENDA ITEMS:

(8-B.) Certificate of Approval – PLN08-0035 – 1150 Bay Street. The applicant requests a Certificate of Approval to alter more than thirty percent (30%) of the value of a historically designated residential building for the purpose of remodeling a previous addition and adding a front porch. (DV)

**Continued from the meeting of August 7, 2008.**

Mr. Doug Vu presented the staff report.

Board Member Lynch asked if the new drawing could be explained for clarification.

Mr. Jon Biggs pointed out that two letters were received the day of the meeting.

Mr. Craig Coombs stated that he was available to answer any questions regarding the project at 1150 Bay Street.

Board Member Lynch asked about how the pergola was designed and how the drawings were supposed to be looked at.

Mr. Coombs clarified the drawings and recapped part of the discussion from the previous meeting. He also clarified that the design was altered to meet the proper requirements for preservation and construction. He clarified elements of the design that were in question.

Mr. Bob Woolley addressed the board. He submitted copies of documents from the Secretary of Interior's website for the treatment of historic structures. He read from the sections of the guidelines that address the setting, emphasizing the setbacks.

Ms. Sally Damsen addressed the board. She read a letter on her neighbor's behalf. While the letter talked about several aspects of the project, one aspect, the front porch, will extend out past the property line as will its roof. This may cause access problems for emergency responders such as fire and police.

Ms. Dee Keltner addressed the board. She wanted to clear up a point of confusion, which was that the neighbors had not met with the applicants. The applicants had an open house for the neighbors to review the design and plans. The neighbors encouraged the applicants to reduce the porch extension so it does not protrude as far into the front yard. She then read from her letter, which was signed by several neighbors. The letter emphasized the setting of the neighborhood.

Mr. Christopher Buckley from the Alameda Architectural Preservation Society (AAPS) addressed the board. He submitted a handout to the board and reiterated that maintaining the front setback is the key issue. He urged the board to not approve the project as presented.

Mr. Jerry Wilkins responded by saying that the Sanborn map that Mr. Buckley submitted was over 60 years old and may not be entirely accurate. He clarified that he was the contractor for the Emerson project.

Ms. Keltner asked if the applicants had any documentation that would help the neighbors get a better idea of the property lines and measurements.

Board Member Lynch asked some questions about the design. She mentioned some of the conversation from the previous meeting. She wanted to see what they were currently looking at and how it compared to what was being reviewed at the last meeting. She wondered if the neighbors had seen the updated plans and designs. She also complimented the people who were commenting on the standards.

Board Member Irons pointed out the protrusion of the roof and wanted to know what the minimum setback was for front yards.

Board Member Lynch asked about the porch and why they replaced the porch with a pergola instead of getting rid of it all together. She also asked if they had more accurate information regarding the Sanborn map.

Mr. Coombs replied by saying that the porch is in an integral part of making the design work as a whole. He also had pictures that he hoped would clarify the design and setting of the neighborhood. He stated that their measurements to property lines were more accurate than the Sanborn maps and gave a more realistic interpretation of the setting.

Acting Chair Miller expressed some concerns with the project. He stated that one of the problems is that the house was designed without a front porch and the protrusion of the roof changes the streetscape and sets a dangerous precedent. It changes the "setting" of the property. He feels that the porch is not a necessary part of the house.

Board Member Lynch agreed with Mr. Miller in that she feels that setting a precedent is not a good by-product of approval of the project.

Board Member Irons stated that he felt that there was more to the project than just the design. There were issues regarding the history of the structure and that it would be better to gather as much information as possible before making a decision. He talked about the encroachment and that it may be problematic.

Board Member Lynch responded by saying that she would like to see the front of the structure stay as it is.

Acting Chair Miller pointed out that the redesign did not meet standard number nine and it has not changed at all.

Mr. Biggs replied by saying that it met the standard because the porch was downsized and the roof was changed to a trellis structure. The porch is not as massive as it was originally designed to be.

Mr. Irons brought up the side set back of 5 feet. His understanding of the ordinance was that it negates the need for a variance.

Mr. Vu clarified that the ordinance only applies to walled additions. This porch is not considered a "walled" addition.

Mr. Biggs pointed out that the board had alternatives to denying the project.

Mr. Coombs said that they are looking for guidance and are willing to compromise to get the board to approve the project. He asked for a continuance.

The board discussed the other options to denying the project. The board agreed to refer the project back to the applicant for further revisions to the front porch.

Motion (Irons)/Second (Lynch) to continue the application for the Certificate of Approval for 1150 Bay Street to the meeting of October 2, 2008.

Ayes: 3; Noes: 0

Motion carries

(8-A.) Park Street North of Lincoln Strategic Plan. The Historical Advisory Board will be reviewing and commenting on the Park Street North of Lincoln Strategic Plan. The Plan area includes Park Street from Lincoln Avenue to the Park Street Bridge and one block on either side of Park Street. The Park Street commercial district, north of Lincoln Avenue, is an area in transition due to the recent loss of two car dealerships and the imminent loss of a third dealership. The Plan includes preliminary urban design concepts for this district and strategies for redeveloping the district. The Plan will provide a basis for future actions by the City of Alameda, which may include zoning and General Plan amendments, and establishing design standards for this area. (DG)

Mr. Doug Garrison presented the Park Street North of Lincoln Strategic Plan. The plan includes several ideas and proposals for the area of Park Street from Lincoln Avenue to the estuary and one block in either direction from Park Street. The proposals include redevelopment of many of the sites located within the area. This is a broad vision of the future and potential for the "Gateway" area. The plan includes strategies, visions, projections and potential uses. No action was taken on the Strategic Plan. This was for informational purposes only.

He gave a brief history of the beginnings and evolution of Park Street and how it has changed over time with the construction and opening of various bridges and freeways. He also spoke to how Park Street has changed with the economy and its demands. It was also mentioned that the area is a mix of different uses, from retail to commercial to residential.

Mr. Richard Rutter addressed the board. He thinks the area should be expanded to include the area on the west side of Oak Street and should go to Broadway; the truck route should be changed; auto uses should be strongly considered; more research is

needed on the area's buildings; residential character needs to be maintained; lower the height limit of new buildings.

Mr. Christopher Buckley addressed the board. He reminded the board of a letter that was sent by the AAPPS. He suggested that some of the language in the plan be changed. He referred to one of the structures on Park Street and suggested that it could be preserved, as it's an opportunity.

Mr. Charles Howell addressed the board. He agrees with the recommendations made by Mr. Buckley and Mr. Rutter.

Board Member Lynch asked about previous comments and how they will know what they are and if they have been included.

Mr. Eric Fonstein replied by saying that all comments will be included in the report that is to be presented to the Planning Board and City Council in future meetings.

Board Member Lynch mentioned that the list of historic buildings is incomplete and needs to be updated.

Mr. Biggs clarified that they are not to be making corrections to the plan, simply providing comments and suggestions.

Board Member Lynch expressed appreciation for all the work that has been done and wanted to make sure that many of the historic buildings are protected. She also expressed concern with the 100-foot height limit and feels that the zoning regulations should be revisited to lower the height limit.

(8-C.) PLN08-0400 – 2264 Santa Clara Avenue, (Carnegie Library) and 1429 Oak Street (Foster House). Applicant is proposing the rehabilitation, exterior alterations, and an addition that will connect the Carnegie Library to the Foster House. The addition will contain an elevator plus ramps and stairs that provide access to the floor levels of the two buildings. The proposal includes moving the Foster House to provide the necessary space for the proposed addition. Approval requires a finding that the project is Categorically Exempt from State CEQA Guidelines, Section 15331 – Historical Resource Restoration/Rehabilitation – Rehabilitation projects consistent with the Secretary of the Interior's Standards for the treatment of historic properties. The site is located within the R-6, Hotel Residential District. (JB)

Mr. Jon Biggs presented the staff report. He then introduced the architects and consultants, Rosemary Muller and Allen Dryfus from Muller and Caulfield, who gave their presentation for the rehabilitation of the Carnegie building and the Foster house.

Acting Chair Miller asked about the librarian room and why the stairs would be turned into a balcony.

Board Member Lynch asked about the timing and funding. She also asked about the urns in the picture that was displayed in the presentation.

Mr. Richard Rutter addressed the board. He expressed concern about the glass floors and the link between the two buildings. He feels that it is trying to hard and needs to be simplified; the architecture should be softened down a bit.

Mr. Christopher Buckley addressed the board. He stated that he is excited about the project and thinks that the design is good. He expressed concern with the resolution and that it has no conditions requiring the use of certain materials or colors. He also expressed concern about the librarian stairway and feels it should be kept and feels that the pipe rails be revisited. He liked the interior layout and likes that the old librarian desk is going to be preserved.

The board expressed that they like the design and appreciate that the architect seems to be creating the design with the historical aspects in mind. They like the link between the two buildings and feel that it is more of a connector instead of a new structure. They also said that they would like to see a sample board, lighting fixtures, urn design, and included as a condition that the colors and materials come before the board for review and approval.

Motion (Lynch)/ Second (Miller) to approve the Certificate of Approval with conditions

Ayes: 3; Noes: 0

Motion carries.

#### BOARD COMMUNICATIONS:

None

#### STAFF COMMUNICATIONS:

Mr. Biggs informed the board about the Community Action for a Sustainable Alameda (CASA) meeting that was scheduled.

ADJOURNMENT: 10:12

Respectfully Submitted by:

Jon Biggs

Planning Services Manager/Secretary, Historical Advisory Board